

Project Data: Mr. & Mrs. John & Julie Tomlin  
Project: New Single Family Dwelling & Detached Garage  
19 La Rancheria, Carmel Valley, California 93924  
Monterey County A.P.No. 187-131-042-000

Zoning : LDR/1-D-S-RAZ  
General Plan Designation: Residential  
Proposed: 4,876.00 SQ.FT. Conditioned Living Space\*  
768.00 SQ.FT. Attached Garage & Tool Shed  
960.00 SQ.FT. Detached Garage  
704.00 SQ.FT. Verandah (covered)  
117.33 SQ.FT. East Patio (trellis)  
7,425.33 SQ.FT. Total Coverage  
\*Conditioned Living Space includes walls & fireplaces,etc.

Parcel Area: 87,555.60 SQ.FT. 2.01 Acres

Allowable Site Coverage: 25 %  
Allowable Area: 21,888.90 SQ.FT.

Coverage:	Existing	Proposed	Total
	4,272.00 SQ.FT.	7,425.33 SQ.FT.	7,425.33
	4.88 %	8.4807025 %	8.4807025 %

Floor Area Ratio: N/A

Grading:	Cut	Fill
	375.00 CU.YDS.	375.00 CU.YDS.
	Excess cut to be distributed on site.	

	Main Structure	Accessory Structure
Allowable Height:	30.00 Feet	15.00 Feet
Highest Point Existing Grade	439.00 Feet	426.00 Feet
Lowest Point Existing Grade	433.50 Feet	423.25 Feet
Average Natural Grade	436.25 Feet	424.62 Feet
Maximum Allowable Height	466.25 Feet	439.62 Feet
First Floor Elevation	437.00 Feet	422.87 Feet
Proposed Maximum Height	455.50 Feet	439.62 Feet

Setbacks:	Allowable	Proposed Main	Allowable Accessory	Proposed Acc.
Front	30.00 Feet	165.00 Feet	50.00 Feet	56.00 Feet
N.Side	20.00 Feet	36.00 Feet	6.00 Feet	139.00 Feet
S.Side	20.00 Feet	57.00 Feet	50.00 Feet	50.00 Feet
Rear	20.00 Feet	62.75 Feet	1.00 Feet	249.00 Feet
Between	10.00 Feet	84.00 Feet		

Parking:	Proposed	Required
	5 Covered	1 Covered
	8 Uncovered	1 Uncovered

Tree Removal: None

Water Provided by: California American Water Co.

No Areas are subject to inundation or 100 year flood levels.

No Known Environmentally sensitive habitat, archaeological resources, historical sites, or hazzards.

No Wetlands, Streams, Creeks, or any other bodies of water on subject property.

No Water Wells are on subject property.

Scope of Work:  
New One Story Single Family Residence with Detached Garage. Demo Existing SFD.

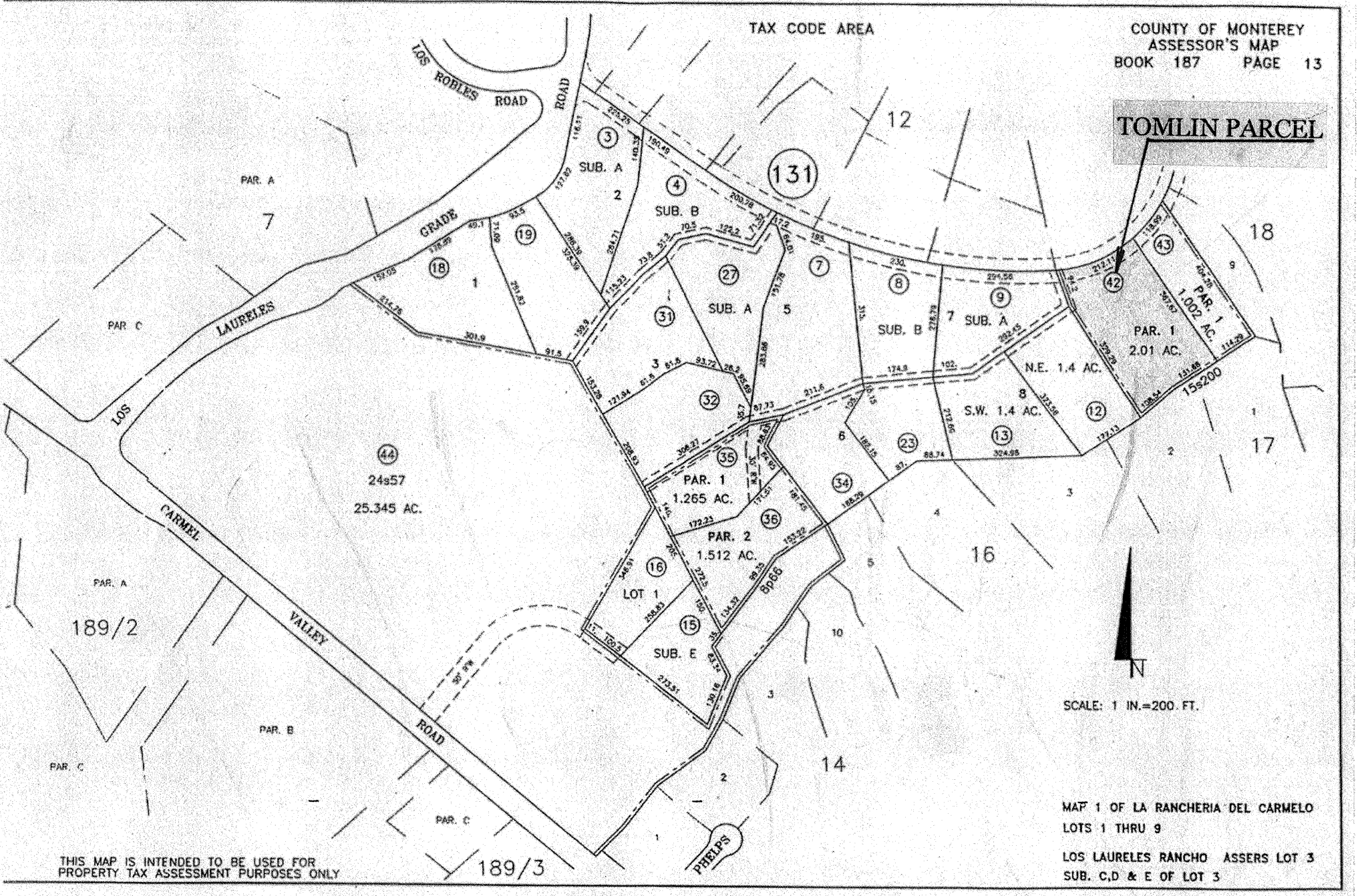
### Fire Protection Agency & Public Works Notes:

1. Driveway is approximately 220 feet long and does not require any turnouts.
2. No Entry Gate is proposed at this time. If such a gate is proposed, it shall be set back 30 feet from the street access, and be at least 12 feet clear opening.
3. The driveways are mostly existing with some minor adjustments near the structure to accommodate the new structures. It shall be a minimum of 12 feet wide. The existing driveway grade is nearly level, well within the 15% maximum allowable grade.
4. There is a 58 foot wide by 25.5 foot turn around at the end of the driveway.
5. The driveway specifications see Sheet G2, Note 8. Has been designed to withstand a 22 ton vehicle.
6. Note that there are no proposed second residences, guest houses, caretaker, or senior citizen units requiring an additional address.
7. No additional road encroachment permit is required, since the driveways are both existing to remain.
8. See Site Plan Sheet 2 for Parking Plan. 6 Covered and 8 uncovered parking spaces are proposed.

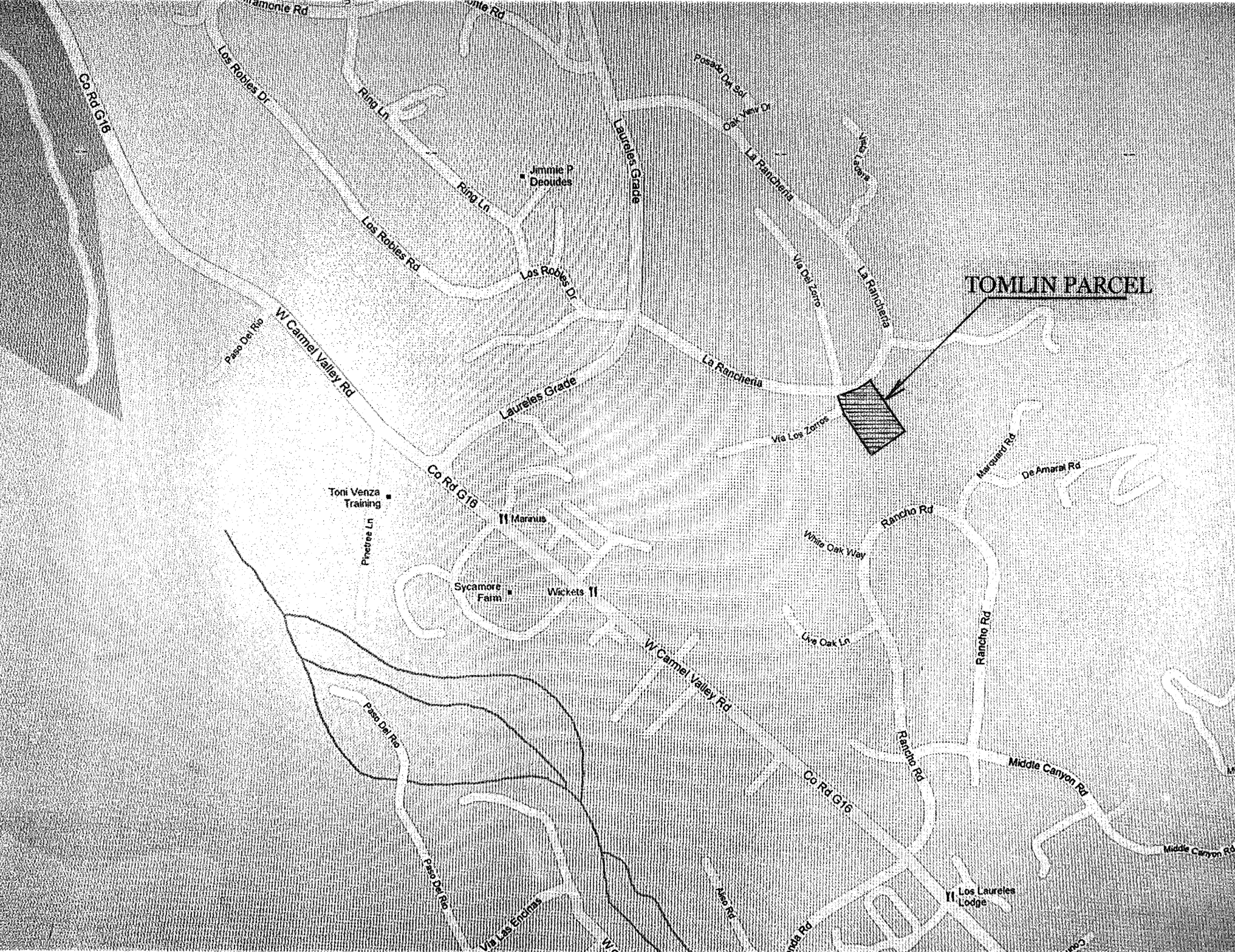
All Plumbing Fixtures shall conform with Table 4.303.2 shown below.

TABLE 4.303.2 FIXTURE FLOW RATES		
FIXTURE TYPE	FLOW RATE	MAXIMUM FLOW RATE AT ≥ 20 percent REDUCTION
Showerheads	2.5 gpm @ 80 psi	2 gpm @ 80 psi
Lavatory faucets, residential	2.2 gpm @ 60 psi	1.5 gpm @ 60 psi <sup>2</sup>
Kitchen faucets	2.2 gpm @ 60 psi	1.8 gpm @ 60 psi
Gravity tank-type water closets	1.6 gallons/flush	1.28 gallons/flush <sup>1</sup>
Flushometer tank water closets	1.6 gallons/flush	1.28 gallons/flush <sup>1</sup>
Flushometer valve water closets	1.6 gallons/flush	1.28 gallons/flush <sup>1</sup>
Electromechanical hydraulic water closets	1.6 gallons/flush	1.28 gallons/flush <sup>1</sup>
Urinals	1.0 gallon/flush	5 gallon/flush

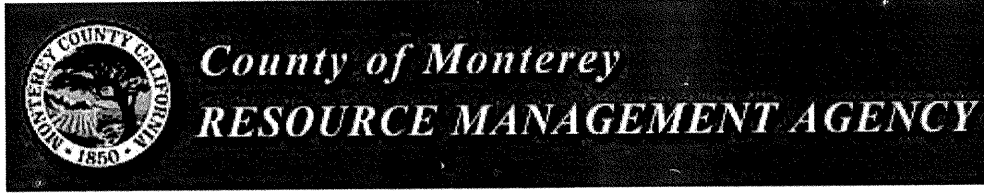
1. Includes single and dual flush water closets with an effective flush of 1.28 gallons or less. Single flush toilets—The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.2/33.2. Dual flush toilets—The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.
2. Lavatory faucets shall not have a flow rate less than 0.8 gpm at 20 psi.



## Assessor's Parcel Map



## Vicinity Map



### Basic Defensible Space & Vegetation Management Guidelines For Property Owners

**Scope:** These guidelines provide property owners with information regarding basic vegetation management practices to create defensible space around structures in all unincorporated areas of Monterey County. Use of these practices will help property owners bring the property into a **basic** level of compliance with:

- o LE-100 Defensible Space Inspection Program
- o Local fire dept. wildland fire safety requirements
- o California Public Resources Code Section 4291
- o Planning Services Dept. zoning, easement & environmental requirements

#### Within 30 feet immediately surrounding the building (or to property line, whichever is closer):

- ❖ Cut flammable vegetation around buildings a minimum 30 feet or to the property line, whichever is closer, except for landscaping, as follows:
  - o Cut dry and dead grass to a maximum height of 4 inches.
  - o Maintain the roof and gutters of the structure free of leaves, needles or other dead vegetative growth.
  - o Maintain any tree adjacent to or overhanging a building free of dead wood.
  - o Trim tree limbs that extend within 10 feet of the outlet of a chimney or stove pipe.
  - o Trim dead portions of tree limbs within 10 feet from the ground.
  - o Remove all limbs within 6 feet of the ground.
  - o Remove all dead fallen material unless it is embedded in the soil.
  - o Remove all cut material from the area.
- ❖ Remove all cut material from the area or chip and spread on site.
- ❖ Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to a fireplace, stove or other device that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material and openings of not more than one-half inch in size.
- ❖ Post house numbers per Fire Department requirements.

#### Between 30 and 100 feet around the building (or to the property line, whichever is closer):

- o The fuel reduction zone in the remaining 70 feet (or to the property line) will depend on the steepness of your property and the type of vegetation. For additional information, refer to the Cal Fire brochure "Why 100 Feet? Protect Your Home...and Property."
- o Cut plants and grass beneath tree canopies to prevent fire from spreading to the trees. These plants should be "topped off" leaving the root structure intact to minimize erosion.
- o Do not use herbicide or other chemical methods to remove vegetation.

**Note:** Any further vegetation management activities, including those required by insurance companies, may require prior approval from the Planning Services Department when activities involve the following:

- o Exposing soil to erosion
- o Impact sensitive habitat
- o Accelerating sediment runoff into water courses
- o Tree removal

Permit requirements for these additional vegetation management activities are available at the Monterey County Planning Department office located at 168 W. Alisal St., 2<sup>nd</sup> Floor, Salinas, CA 93901. If you wish to speak to a Planner regarding these permit requirements, you may call (831) 755-5025.

rev. 10/24/2008

### FUEL MANAGEMENT PLAN:

1. All provisions of the "Basic Defensible Space & Vegetation Management Guidelines For Property Owners" shall be part of the Fuel Management Plan.
2. See Sheet G1 Grading Plan for the extent of the Irrigated Landscaping. None shall extend more than 30 feet beyond any structure.
3. Vegetation management as described above shall be over the entire two acre site. Please note that the Owners have already implemented these precautions, and intend to do so in the future.

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7	Interior Elevations, Dining, Laundry, Bath 2,3,4.
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9	Reflected Ceiling Plan
10	Electrical Plan & Electrical Notes
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13	General Architectural Notes, Cal Green Checklist
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T2	Pacific Continental Truss Drawings & C. Garage Layout

Mo.1	Mechanical Notes & Schedules
Mo.2	Energy Compliance
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PV2.1	Solar Photovoltaic Roof Layout
PV2.2	Solar Photovoltaic Racking System Layout
PV6.1	Solar Photovoltaic Array System Wiring Schematic

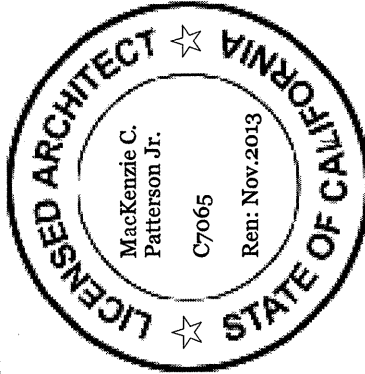
G1	Grading & Erosion Control Plan
G2	Grading Notes, Erosion Control Plan & Details

FP1	Fire Sprinkler System Site Plan & Cross Section
FP2	Fire Sprinkler System Reflected Ceiling Plan

A New Residence for:

**Mr. & Mrs. John & Julie Tomlin**  
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**COVER SHEET**



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